

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 12, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-12071 - APPLICANT: 1300 SOUTH, LLC - OWNER: MYTHIC MANAGEMENT, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE JUNE 21, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Rezoning case (ZON-12070) from R-4 (High Density Residential) to C-2 (General Commercial) to allow a Mixed-Use development.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 02/27/06, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved to allow no stepback where one is required at the 4th, 11th and 18th floors, based on the proposed façade articulation and level of detail of the elevations.
5. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. All mechanical equipment shall be fully screened from street level and surrounding building views.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the downtown Centennial Plan.

10. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as depicted in Graphic 4 of the Downtown Centennial Plan.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
13. A fully operation fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Landscape and maintain all unimproved rights-of-way, if any, on Colorado Street and Casino Center Boulevard adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
20. Site development to comply with all applicable conditions of approval for ZON-12070 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Site Development Plan Review and waiver of the development standard for a building setback for a proposed 43-story, 498-foot tall Mixed-Use Development located at 1300, 1306, and 1310 South Casino Center Boulevard.

EXECUTIVE SUMMARY

This Mixed-Use tower project is partially in 18b The Las Vegas Arts District of the Downtown Centennial Plan. Once all three parcels are re-mapped the entire project will be considered within 18b. The project is generally designed within approved standards with the exception of the requested waiver. The project is providing slightly more parking than standard downtown developments usually provide and would be considered over-parked by 6 spaces. The proposed 8,294 square feet of ground level retail space will be a welcomed addition to the area.

BACKGROUND INFORMATION

A) Related Actions

No zoning history is on file for these two parcels.

04/13/06 The Planning Commission recommended approval of a companion Rezoning case (ZON-12070) from R-4 (High Density Residential) to C-2 (General Commercial) to allow for a mixed-use project as a companion item and voted to hold this item in abeyance so that it could be properly renotified to reflect 43 stories instead of 34 stories.

04/27/06 The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #26/yk).

B) Pre-Application Meeting

02/16/06 Staff reviewed the applications needed for the proposed project highlighting the need for a building step-back waiver and the need to rezone the two northern parcels from R-4 (High Density Residential) to C-2 (General Commercial) to allow for a mixed-use project.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.48 acres

B) *Existing Land Use*

Subject Property: Apartments
 North: Commercial/Retail
 South: Apartments
 East: Commercial/Retail
 West: Used Car Lot/Auto Repair

C) *Planned Land Use*

Subject Property: Mixed Use
 North: Mixed Use
 South: C (Commercial)
 East: Mixed Use
 West: Commercial/Industrial

D) *Existing Zoning*

Subject Property: C-2 (General Commercial)
 R-4 (High Density Residential)
 North: C-1 (Limited Commercial)
 South: R-4 (High Density Residential)
 East: under Resolution of Intent to C-1 (Limited Commercial)
 West: C-M (Commercial/Industrial)

E) *General Plan Compliance*

The subject property is located within the boundaries of the Las Vegas Redevelopment District, and has a Mixed-Use land use designation. The Mixed-Use designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		
18b The Las Vegas Arts District	X	
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Downtown Centennial Plan

The parcel is within the Las Vegas Downtown Centennial Plan, 18b The Las Vegas Arts District boundaries. The district is intended to accommodate a wide variety of arts-related commercial and residential uses within a dense, urban environment. The proposed project is generally consistent with the goals and objectives of the Downtown Centennial Plan.

Redevelopment Plan Area

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Trails

While the development is not adjacent to any Transportation or Recreation Trail route identified in the General Plan, the Centennial Plan identifies an urban trail along Third Street. Urban trails are intended to be developed with grant funds or as capital improvement projects, and individual property owners are not required to install the trail elements at this time.

PROJECT DESCRIPTION

This 498-foot high tower will feature 8,294 square feet of ground level retail surrounding a lobby area. An eight-story parking garage will provide the foundation for the 34-stories of condominium units. The units tend to be small ranging from a 338 square foot studio to the largest three bedroom unit at 1,014 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	20,044 SF	N/A
Min. Lot Width	N/A	150'	N/A
Min. Setbacks			
• Front	0 Feet	13 Feet	Y
• Side	N/A	0 Feet	N/A
• Corner	0 Feet	25 Feet	Y
• Rear	N/A	0 Feet	N/A
Max. Lot Coverage	Up to 100%	84%	Y
Max. Building Height	N/A	498 Feet	N/A
F.A.R. N/A	N/A	84 %	N/A
Trash Enclosure	Walled/roofed	Interior	Y
Loading Zone	2	0	N
Mech. Equipment	Screened	Not indicated	Not indicated

The proposed development will conform with the building placement requirements listed in the Centennial Plan, and will conform with most other site-related development standards. A Waiver has been requested from the Centennial Plan building stepback requirements. There are no loading zone spaces while two loading spaces are technically required by code, commercial vehicles may utilize the alley behind the property for loading and unloading, and there is room within the parking area on the ground floor that may also be used for loading functions without impacting traffic on adjacent streets.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to projects within the Las Vegas Downtown Centennial Plan boundaries.

A3) Parking and Traffic Standards

As with other development standards, the property is exempt from the automatic application of the parking requirements listed in Title 19.10 due to its being located with the boundaries of the Las Vegas Downtown Centennial Plan area. The following Parking Standards detail the subject proposal:

Uses	GFA	Suggested			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Commercial	8,294 SF.	1 space per 175 GFA	47	2	25	2
Studio/One Bedroom	33 units	1.25 spaces per unit/1 guest space per 6 units	47	0 Not Specified	49	0 Not Specified
Two Bedroom	132 units	1.75 spaces per unit/1 guest space per 6 units	253	7	160	3
Three Bedroom	44 units	2 spaces per unit/1 guest space per 6 units	95	4	72	2
Total			442	15 of 442	306	8 of 306

Under the requirements of Title 19.10, a total of 442 spaces would be required for the development. As parking requirements for properties within the Centennial Plan area is not automatically applied, staff recommends a minimum of one parking space per unit for residential units, and three parking spaces per 1,000 square feet for commercial uses. This recommendation would result in a parking requirement of 234 spaces; based on this figure, the project will have an adequate number of parking spaces for a downtown location.

A4) Landscape and Open Space Standards

The property is subject to the landscape and streetscape standards of the Downtown Centennial Plan as listed below:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	N/A	N/A	0
Streetscape Treatment: Casino Center	1 Palm Tree/30' o.c. (min. 25' height)	5 Trees	4 Trees
Streetscape Treatment: Gass Avenue	1 Shade Tree/30' o.c. (min. 24" box)	8 Trees	5 Trees
Sidewalk Width	11 Feet	N/A	11'

The proposed streetscape treatment will generally comply with the Centennial Plan requirements. The height of the palm trees specified on the site plan will not conform with the minimum height required by the Centennial Plan, and will need to be at least 25 feet tall to the top of the brown trunk. No perimeter landscape buffers are required due to the footprint of the proposed building, nor is any parking lot landscaping required due to the fact that all parking spaces are covered or within an enclosed building.

A5) Sign Standards

No signage is being proposed with this application. All signs will have to be properly permitted via the Building and Safety Department.

B) General Analysis and Discussion

- Zoning

The proposed mixed-use tower is a permitted use within the General Commercial (C-2) zoning designation and does not require a Special Use Permit as it is in the 18b Las Vegas Arts District that does not require one for mixed-use projects.

- Site Plan

This mixed-use tower has retail space oriented on both the Colorado and Casino Center street frontages. The main lobby area for entrance to the condo units is off of Casino Center Boulevard. The project is providing 11-foot wide sidewalks with a 5-foot amenity area for landscaping as called for in the Downtown Centennial Plan.

- Waivers

The only waiver is for the building step-back requirement at the 4th, 11th, and 18th floors. Staff recommends approval as the building has several architectural embellishments at various levels of the structure that provides vertical relief to the elevations.

- Landscape Plan

The landscape plan as proposed meets the Downtown Centennial Plan standards.

- Elevation

The building has several vertical layers of exterior finishes ranging from painted stucco to a glass curtain wall with a solar bronze finish. The lower garage levels should have additional architectural details to better blend this section of the building with the upper section.

- Floor Plan

The ground level of has commercial space, a lobby area and garage access as well as rooms for trash receptacles and fire control. Several levels of parking are then followed by typical unit floor plans. The units tend to be on the smaller size with the largest unit being only 1,014 square feet.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The existing development currently surrounding this site development consists of low-rise multifamily, industrial/commercial uses. Most of the current uses on the surrounding blocks in the vicinity of this project have the potential to be the subject of redevelopment interest over the next few years. The proposed use as designed is compatible with the existing uses in the area.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

This project is located within the Downtown Centennial Plan boundaries and with the exception of the one requested waiver meets these standards. The Plan also stresses the need for a broad diversity of land uses in downtown. Specifically it states: “The success of downtowns across the country often depends upon integrating a successful residential community in, among, and adjacent to the Downtown area.”

The commercial development on the first floor will contain a blend of retail uses. These uses are intended to serve both residents of the project and the surrounding area. This proposed mix of high density and intensity of land uses conforms to the goals and objectives of the Centennial Plan.

3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”

The ingress and egress to the self-service parking garage is off of the completely built-out Casino Center Boulevard. This boulevard is also planned as a major transit corridor in the near future.

4. “Building and landscape materials are appropriate for the areas and for the City;”

This modern building features a variety of painted stucco and solar bronze finished glass as exterior materials. The use of metal shade canopies and balconies provides several layers of relief from the ground level to the accented roofline.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

The building is designed with a vertical relief design that proceeds to the building foundations and is aesthetically pleasing. The architectural elements of the facades are blended through the use of complementary materials, colors and finishes.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The project will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare. The buildings will adhere to the fire safety standards adopted by code.

PLANNING COMMISSION ACTION

There were 15 speakers at Planning Commission; one neutral, four in favor, 10 opposed of which three were tenants and others were artists living outside the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT 10

SENATE DISTRICT 9

NOTICES MAILED 162 by Planning Department

APPROVALS 0

PROTESTS 0